

Bucksport Planning Board
6:30 P.M., Tuesday, December 2, 2014
Bucksport Town Office
50 Main Street

AGENDA

- 1. Call to Order**
- 2. Roll Call**
 Daniel See Steve Feite George Hanson
 Brian MacDonald Rosemary Bamford Edward Belcher
 David Grant
- 3. Review and Acceptance of Minutes:** Minutes from the November 4, 2014 meeting.
- 4. Chair's Report**
- 5. Code Enforcement Officer's Report**
- 6. Limited Public Forum:** An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.
- 7. Unfinished Business:** None
- 8. New Business:** None
- 9. Administrative Business:** Proposed amendments to Appendix K Land Use Ordinance
- 10. Discussion**
- 11. Adjournment**

**Bucksport Planning Board
6:30 P.M., Tuesday, December 2, 2014
Bucksport Town Office
50 Main Street**

MINUTES

1. **Call to Order:** 6:30 P.M. by Chair Rosemary Bamford

2. **Roll Call**

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Daniel See | <input checked="" type="checkbox"/> Steve Feite | <input type="checkbox"/> George Hanson |
| <input checked="" type="checkbox"/> Brian MacDonald | <input checked="" type="checkbox"/> Rosemary Bamford | <input checked="" type="checkbox"/> Edward Belcher |
| <input type="checkbox"/> David Grant | | |

Staff present : Jeffrey Hammond, CEO

3. **Review and Acceptance of Minutes:** The draft minutes from the November 4, 2014 meetings were reviewed by the board. Due to a lack of at least 4 members present who were also present at the November 4th meeting, approval of the minutes was tabled until the next meeting.

4. **Chair’s Report:** No report.

5. **Code Enforcement Officer’s Report:** The CEO reported on the status of the contract zone agreement involving Michael Jacques and violation notices issued to two property owners.

6. **Limited Public Forum-**An opportunity for the Public to address the Board on matters related to land use or planning in the Town of Bucksport.

Scott Fields approached the board to discuss his interest in keeping a junkyard operation at 993 Silver Lake Road. The junkyard is the subject of a violation notice issued by the CEO. His lot is in a subdivision limited to single family residences and he would like the board to allow an exception. He would also like the board to consider granting approval of a contract zone change. Junkyards are a prohibited use in the zoning district for the property.

Joe York, a councilor-elect, spoke to the board about how the zoning ordinance has created difficulties for Mr. Field’s desire to operate his junkyard. He thought it might be possible to simply view the collection of items as personal property and not a junkyard. A fence could be installed to screen the items from view.

The CEO showed photos of the property to help the board understand what the concern was about.

Richard Parent, a nearby property owner, spoke in favor of what Mr. Fields was doing.

The board discussed the options available to Mr. Fields for recognizing the junkyard as a legal land use. The general view of the board was that a junkyard, as seen in the photos shown, would not likely be seen as an acceptable use in a residential subdivision by other owners in the subdivision. It also appeared that required minimum setbacks from abutting dwellings and water wells could not be met and a variance could not be granted.

Mr. Fields was advised that he could apply for approval of an amended subdivision plan if he so chose to do.

7. **Unfinished Business:** None

8. **New Business:** None

9. **Administrative Business:** The board reviewed proposed changes to the town's land use ordinance. A few changes were asked for and will be presented at the next meeting. The proposed restriction for auction houses on Main Street will be amended. The proposed restrictions for residential uses on Main Street will be amended. Further information on wellhead protection zones will be provided. An omission applicable to the noise standard waiver restriction will be added. A change to the definition of seasonal roadside sales will be made to include non-family members.

10. **Discussion:** None

11. **Adjournment:** 9:09PM

Minutes prepared by
Jeffrey Hammond
Recording Secretary